# City of Lafayette/Lafayette Redevelopment Agency Staff Report

**For:** City Council/Redevelopment Agency

**By:** Glenda Warmoth
Niroop K. Srivatsa

**Date Written:** March 3, 2008

**Meeting Date:** March 11, 2008

**Subject:** **Letter to the Contra Costa Affordable Housing Program expressing preliminary support for Eden Housing's request for a density bonus**

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## Purpose

To authorize the Mayor to sign and forward a letter to the Contra Costa Affordable Housing Program expressing preliminary support for Eden Housing's request for a density bonus subject to environmental analysis being completed when the application for development of an affordable senior housing project is filed with the City.

## Background

Eden Housing has applied to Contra Costa County for HOME and Community Development Block Grant funds totaling $3,000,000 for a project containing 48 affordable units. In order to have a competitive application, Eden has requested a letter from Lafayette indicating preliminary support for the density increase.

At the February 25th joint meeting of the City Council, Planning Commission, Design Review Commission and Senior Housing Task Force, Eden Housing presented conceptual plan options for an affordable, independent living senior housing development on the Lemos property and indicated that in order to make the project feasible, a density bonus over that allowed by State law would be required to achieve a project of between 45 and 48 units.

Based on the schematics and the information provided by Eden establishing that the traffic, parking and aesthetic impacts of a senior housing project at an increased density will be the same or lower than a family apartment project at the density allowed by the general plan and given that the average size of a senior unit is approximately 600- 650 sft., which is smaller than an average family unit, the attendees indicated a willingness to consider a density increase to allow Eden to build a project containing between 45 and 48 units.

**Recommendation**

Authorize the Mayor to sign and forward the letter.

Attachments

Draft letter

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CITY COUNCIL
Mike Anderson, Mayor
Don Tatzin, Vice Mayor
Brandt Andersson, Council Member
Carl Anduri, Council Member
Carol Federighi, Council Member

March 11, 2008

Kara Douglas
Affordable Housing Program Manager
Contra Costa County
Community Development Department
2530 Arnold Drive, Suite 190
Martinez, CA 94553

Dear Ms. Douglas:

In February of 2005, the Lafayette City Council created the Senior Housing Task Force to assist the City in meeting its goal of providing affordable senior housing in Lafayette. After several meetings with local residents, senior housing developers and consultants, the Task Force sent out Request for Proposals (RFP) and in 2007, the City Council selected Eden Housing, Inc to build an affordable, independent living senior housing project in downtown Lafayette.

Eden Housing has recently identified a site with a willing seller. On February 25, 2008, at a joint Meeting of the City Council/Redevelopment Agency, Planning Commission, Design Review Commission and Senior Housing Task Force, Eden Housing presented conceptual plan options for an affordable, independent living senior housing development on the subject site. The City recognizes that in order to make the project financially feasible, Eden Housing will require a density in excess of that allowed by State law. Based on the schematics and the information provided by Eden establishing that the traffic, parking and aesthetic impacts of a senior housing project at an increased density will be the same or lower than a family apartment project at the density allowed by the general plan, the City will be willing to entertain a request from Eden for a density bonus subject to environmental analysis being completed when the application for development is filed with the City.

Sincerely,

Mike Anderson
Mayor

enc.

c:

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